NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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HISTORIC Downtown Bould	der Historic District			
AND/OR COMMON				
Downtown Bould	der			·
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	CO 19			
STREET & NUMBER				
CITY, TOWN			NOT FOR PUBLICATION CONGRESSIONAL DISTR	ICT
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Colorado		08	Boulder	013
CLASSIFICA	TION			
CATEGORY	OWNERSHIP	STATUS	PRES	ENT USE
X_DISTRICT	PUBLIC	X_OCCUPIED	AGRICULTURE	MUSEUM
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	BEING CONSIDERED	X YES: UNRESTRICTED	_INDUSTRIAL	TRANSPORTATION
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DEPOSITORY FOR SURVEY RECORDS	Colomada 111-4-	.1 0		
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CONDITION

X_EXCELLENT
X_GOOD
X_FAIR

__DETERIORATED

__UNEXPOSED

CHECK ONE

CHECK ONE

XUNALTERED XALTERED

XORIGINAL SITE
__MOVED DATE____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Downtown Boulder Historic District consists of 168 properties located in the heart of the city's oldest commercial area. Of this number there are 125 buildings that contribute to the historic and architectural integrity of the district, 21 more modern structures compatible with the older fabric, 10 intrusions which detract from the integrity, 4 empty lots on the site of recently demolished buildings, and 8 parking lots. When taken together, these buildings and open spaces still maintain the ambiance, feeling and associations of a late nineteenth/early twentieth century commercial area.

The boundaries of the district are well-defined. They can be readily seen on the maps that accompany the nomination, but in general, they include the area between 9th and 16th streets and between Walnut and Pine streets. These boundaries encompass virtually all the old commercial buildings remaining in Boulder plus a few public buildings, apartment houses, and dwellings. These last lie primarily within the transition zone into residential areas, but have been recently converted to commercial purposes, thus keeping within the conception of a commercial district. Outside the boundaries to the east, north, and west lie residential areas, most of whose structures are contemporary with the district; to the south lies a commercial area whose buildings are of relatively recent vintage and distinctly different in size, character, materials, and architecture.

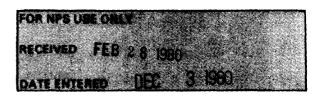
The buildings within the district exhibit a variety of architectural styles reflecting the city's evolution and growth. Many structures are adorned with elaborate Queen Anne brickwork; others have Italianate, Romanesque, and Classical details which have sometimes been mixed and matched creating an eclectic style. Nonetheless, the buildings are almost exclusively brick in construction. The majority are one or two stories in height; some are three to five stories; the tallest, the Colorado Building, is an eight-story intrusion. A few structures have been sand-blasted; still others have been significantly altered at the street level, but most retain their original architectural details at upper levels, notably the fine cornicework. Of particular note is the Boulder Mall, created in 1976--1977 by closing Pearl Street to vehicular traffic from 11th to 15th streets.

The properties within the district have been divided into six categories: Relatively Unaltered Buildings Contributing to the Character of the District, Altered Buildings Contributing to the Character of the District, Modern Buildings Compatible with the Character of the District, Intrusions Detracting from the Integrity of the District, Empty Lots, and Parking Lots.

Relatively Unaltered Buildings Contributing to the Character of the District:

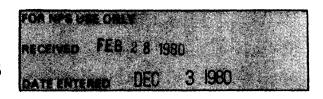
- 1. Store (959 Walnut): c. 1900, one story, painted brick, modified stepped false front.
- 2. Store (1031 Walnut): c. 1900, one story, painted brick, Queen Anne brickwork at cornice.
- 3. Hank Robert's (1033-35 Walnut): c. 1906, two stories, brick, metal cornice, facade covered with painted pressed tin in brick design.

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM



- 4. Tico's (1101-03) Walnut): c. 1920, 1½ stories, field stone contruction with wooden trusses, red tile roof, renovated in 1969. Originally a garage, stucco and bricks added to create "adobe rural Mexican theme."
- 5. U.S. Post Office (15th & Walnut): 1910, architect-James Knox Taylor, Department of Treasury, two stories with exposed basement, cut stone and grey brick trimmed with terra cotta.
- 6. Red Cross (926 Pearl): c. 1890, one story, red brick, segmental arched windows, Queen Anne brickwork.
- 7. Store (928 Pearl): c. 1890, one story, red brick, Queen Anne brickwork at cornice.
- 8. House (929½ Pearl): c. 1925, two stories, painted brick, flat roof, rectangular in shape.
- 9. Armory (934 Pearl): 1898, architect-George Hyder, two stories, red brick and brownstone, gabled roof trusses spanning 50 feet, Romanesque detailing: semicircular arches spring from short clustered columns, intricately carved capitals, rough hewn stone sills and lintels, parapet castellated wall.
- 10. Store Gerard's Bakery (1108-14 Pearl): pre-1883, two stories, painted brick, double hung segmental arched windows with stone sills and cast lintels with keystones, simple cornice.
- 11. Berlin's Drygoods, Boulder City Building (1136 Pearl): 1882, two stories, red brick, renovation retaining basic form and details: ornate lintels, massive pediment, cast iron crenellated cornice with brackets, dentils.
- 12. Boettcher Building (1144 Pearl): 1878, two stories, red brick, long narrow double hung windows, Federal style stone lintels, some decorative brickwork.
- 13. First National Bank Building (1206 Pearl): 1921, four stories, red brick, pilasters, architrave, frieze with raised floral decoration, cornice with dentil work.
- 14. Fonda's Drugstore-China Jones (1218 Pearl): 1895, two stories, Italianate influence, decorative Mesker Brothers cast-iron front, bracketed cornice, floral motif, pilasters.
- 15. The Pearl Building (1226 Pearl): c. 1900, two stories, tan brick, double-hung, semi-circular arched windows, outlined by brick coursing, two pediments at roof-line, decorative brickwork.

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM



- 16. National State Bank (1242 Pearl): 1899, architect-F. G. Eberly and George Hyder, two stories, originally buff colored Roman brick, changed to red brick (summer 1977), Romanesque and neo-Classical elements, columns, triumphal arches, detailed cornice work cast iron.
- 17. Earl Building (1316-20 Pearl): 1905, architect Thomas W. Crockett, three stories, tan brick facade, rectangular windows with transoms, Classical elements, Ionic columns, decorative swags between the capitals, metal cornice.
- 18. Store The Flick (1326 Pearl): pre-1883, two stories, painted brick, segmental arched windows, awnings, decorative brickwork.
- 19. Store Boulder Arts & Crafts Co-op (1328-30 Pearl): pre-1883, one story, red brick and wood facade.
- 20. Sullivan's Hurdles (1406 Pearl): c. 1905, two stories, painted brick, jack-arched lintels with keystones, pediment, cornice with dentils removed.
- 21. Boulder Hardware (1408 Pearl): c. 1895, two stories, Italianate style, decorative cast-iron front with floral motif, bracketed cornice, pediment, pilasters.
- 22. Store Pershbacher's (1420 Pearl): c. 1906, architect-Thomas W. Crockett, two stories, tan brick, cornice with dentils, broken brick pilasters, similar to Citizens National Bank (1426 Pearl).
- 23. Sternberg Citizens National Bank Building (1426 Pearl): 1906, architect-Thomas W. Crockett, three stories, tan brick, columns added in 1917, decorative cornice, with brackets and dentil work, stone arches over third story windows with floral motif below.
- 24. Store Cheap Antiques (1500 Pearl): c. 1895, two stories, painted brick, jack-arched lintels, stone sills, brick coursing, cast iron fleur-de-lis.
- 25. Store (1522 Pearl): c. 1900, one story, painted brick, Queen Anne brickwork.
- 26. House (927 Pearl): c. 1880, painted brick, one story, gabled roof, small front porch.
- 27. House (935 Pearl): c. 1880, $1\frac{1}{2}$ stories, clapboard, gabled entrance, front porch, gabled roof.
- 28. House (941 Pearl): c. 1880, 1½ stories, painted brick, gabled roof, small front porch.

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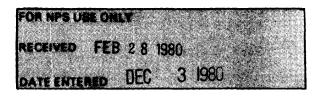
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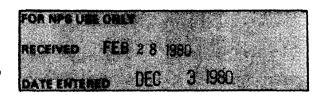
- 29. Slims Garage (1001-13 Pearl): c. 1922, two stories, reddish-brown, wire cut brick, arched parapet wall with dentils, porthole windows, addition to east of original building made in 1978.
- 30. Petherbridge Building Arnett Hotel (1029 Pearl): c. 1875, two stories, painted brick, double hung windows with decorative lintels, was a part of the Arnett Hotel (roof collapsed during snowstorm May 1978).
- 31. McDonald Building (1039 Pearl): pre-1883, two stories, remodeled in 1899, red brick, two large arches balanced on pilasters, laurel wreaths encircle date, cast-iron columns.
- 32. Saunder's Glass and Tom's Tavern (1043 and 1045 Pearl): pre-1883, two stories, red brick, segmental arched double hung windows, stone sills, brick lintels, pediment above corner entrance, bracketed cornice, cast iron pillars.
- 33. Buckingham Block (1101-11 Pearl): 1898, architect-Rice, two stories, red brick, sandstone trim, Colonial and Classical detailing, floral swags at cornice, pilasters flank windows on 2nd floor with semi-circular windows capping each one, leaded glass, corner building with corner piece reading "Buckingham Block".
- 34. Store March Press (1115 Pearl): pre-1883, remodeled in late 1890s, two stories, red brick, sandstone, semi-circular arches of rough hewn and carved sandstone, stucco in arches, cornice and stucco decorated with floral relief and swags.
- 35. New York Deli and Bakery (1117-23 Pearl): pre-1883, two stories, red brick, double hung segmental arched windows with keystones, stone lintels, decorative brickwork at cornice.
- 36. Garbarino Building (1137-39 Pearl): c. 1906, two stories, tan brick, rectangular windows, "L. Garbarino" lettered under cornice, elaborate cornice with brackets, dentils and carvings.
- 37. Voegtle Building (1147 Pearl): 1911, two stories, tan brick, brick corbelling and dentils, corner building with "Voegtle 1911" lettered in pediment above entrance, brackets under stock metal cornice.
- 38. Mercantile Bank (1201 Pearl): 1912, three stories, beige and brown brick, beige metal cornice, limestone trim, bracketed eaves, paired round-arched windows, arched entrance, with pilasters and keystone, Italian Renaissance Revival style.

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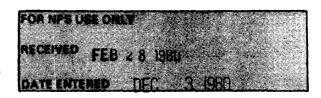
- 39. Potter's (1207 Pearl): 1886, two stories, tan brick, stone sills, lintels removed, double hung windows, cornice with two brackets.
- 40. Roger's Block Colorado Hotel (1219-23 Pearl): 1889, two stories, brick structure with sandstone facade, original bay windows replaced by modern natural wood bays, cornice decorated by floral swags.
- 41. Store Krasno Creations (1225 Pearl): c. 1889, two stories, an extension or addition to 1219-23 Pearl, same sandstone facade and cornice.
- 42. Bradley & McClure, McClure & White, White & Davis Mercantile Companies (1227 Pearl): pre-1883, two stories, painted brick, elaborate cast-iron cornice with brackets and dentils, round arched, double-hung windows with decorative cast-iron lintels.
- 43. County Courthouse (1300 Pearl): 1933, architect-Glenn Huntington, five stories, sandstone, built on foundation of original courthouse (1882) which burned down in 1932, vertical lines, tower, little ornamentation, W.P.A. style architecture.
- 44. Store (1409 Pearl): pre-1883, two stories, painted brick, segmental arched double-hung windows, brick detailing, fire damage November 1978.
- 45. Ehrlich Building (1417-21 Pearl): 1906, architect-Thomas Crockett, two stories, beige brick, cornice with brackets, name plate with "Ehrlich" in raised letters, rough hewn stone sills and lintels.
- 46. Store Hawthorne Appliances (1427 Pearl): c. 1886, two stories, red brick, double-hung, segmental arched windows with brick detailing, round edged bricks border windows.
- 47. Store Army Surplus (1535 Pearl): 1905, two stories, brick, Italianate influence, cast-iron facade with scrolls, modified egg and dart pattern, elaborate floral motif between the windows.
- 48. Store Fashion's Interiors (1537 Pearl): c. 1906, two stories, red brick, stone sills, Queen Anne brickwork at cornice.
- 49. Odd Fellows Building (I.O.O.F.) (1543 Pearl): 1899, three stories, red brick, Romanesque arched windows, carved sandstone trim, stringcoursing, cornice with dentils and floral festoon, stained glass and oculus windows on east side.
- 50. House (1002 Spruce): pre-1883, 1½ stories, stuccoed brick, round and segmental arched windows.

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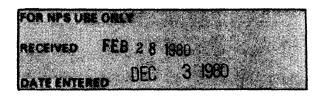
- 51. House (1012-14 Spruce): c. 1906, two stories, red brick, porch with columns, decorative floral swag at cornice, stone sills and lintels, pediments, double house.
- 52. House (1018 Spruce): c. 1895, 1½ stories, red brick, Queen Anne brickwork, brackets at eaves, carved pillars on porch, painted pressed tin under eaves of gabled roof.
- 53. House (1026 Spruce): c. 1898, $1\frac{1}{2}$ stories, red brick, porch with columns, painted pressed tin under eaves of gabled roof, segmental arched windows, curvilinear porch.
- 54. House (1034 Spruce): c. 1895, 1½ stories, painted brick, segmental arched windows, Tudor elements: false half-timbering and steep roofs.
- 55. Terrace Apartments (1042-48 Spruce): c. 1906, two stories, red brick, Classical Revival elements, white wood porches and cornice, below parapet wall, bay windows, corner rounded and extended in a semi-circular projection on corner.
- 56. Store (1136-38 Spruce): c. 1900, two stories, painted brick, decorative brick corbelling and dentils similar to the style of the Willard Building (corner Spruce and Broadway).
- 57. City of Boulder Day Nursery (1518 Spruce): 1930, 1½ stories, red brick, Tudor elements.
- 58. House (1526 Spruce): c. 1895, $1\frac{1}{2}$ stories, painted brick, carved pillars on porch, round and segmental arched windows, round edged bricks used at corners, broken pediment, hipped roof.
- 59. Butsch-Paddock House (1105 Spruce): 1894, two stories, painted brick, hipped roof with exposed fluted roof rafters at soffit, semi-circular stained-glass window, stone sills, lintels and stringcoursing.
- 60. Soule-Coates House (1123 Spruce): 1877, two stories, red brick, Georgian style, symmetrical design, hipped roof, pediment, cornice with dentils and brackets, decorative double chimneys, ornamental balustrade, double hung windows with pediments.
- 61. Physician's (PIC) Building (1345 Spruce): 1906, architect-Arthur E. Saunders, beige brick and limestone trim, Italian Renaissance Revival and Romanesque elements, round arched windows, hipped tile roof, pediments, columned entrance, stone sills, lintels and stringcoursing.

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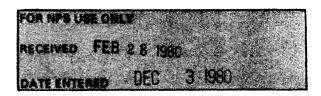
- 62. First United Methodist Church (1401 Spruce): 1892, architect-A. M. Stuckert, two stories, sandstone, Romanesque style, rosette window, bell tower with arched windows and doorway, cone-shaped roof, modern addition on east.
- 63. Rachofsky-Faus House (1443 Spruce): 1885, two stories, red brick, Italianate style, segmental arched windows with projecting brick headers, hipped roof with deep eaves supported by coupled brackets, carved wood porch columns.
- 64. Doctor's Offices (2011 10th Street): c. 1900, one story, red brick, rectangular building, sandstone sills and lintels, columns projecting above flat roofline.
- 65. Doctor's Offices (2017-19 10th Street): c. 1906, two stories, red brick, rectangular building, sandstone sills and lintels, columns projecting above flat roofline.
- 66. House (2026 10th Street): c. 1885, one story, sandstone, gabled roof and wood trim.
- 67. House (2030 10th Street): c. 1906, two stories, red brick, flat roof, white columns on porch, wood cornice with brackets, and stone sills.
- 68. Warehouse Walnut 11 Building (1911 11th Street): c. 1895, 2½ stories, red brick, segmental arched windows, brick corbelling and decoration at the cornice, renovated.
- 69. Store And Sew On, Moon Sun Emporium (2017-25 Broadway): c. 1900, painted brick, one story, Queen Anne brickwork.
- 70. Willard Building (2045-53 Broadway): 1898, two stories, painted brick, sandstone veneer on first floor, corner building with onion spire topped cupola, round arched windows and Queen Anne brickwork.
- 71. Store (2050 Broadway): c. 1900, two stories, red brick, segmental arched windows, Queen Anne brickwork.
- 72. Elks Club (2049 13th Street): 1904, architect-Roeschlaub, tan brick, tile roof, Spanish influence.
- 73. Boulderado Hotel (2115 13th Street): 1907, architect-Redding and Son, five stories, red brick, interior sky-lighted courtyard based on design of the Palace Hotel in San Francisco. Gables suggest South Africa and corner pavillions, 15th century Florence, arched and rectangular windows.
- 74. James Building I (1916-20 13th Street): c. 1900, two stories, painted brick, segmental arched windows, Queen Anne brickwork at cornice.

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM



- 75. James Building II (1922 13th Street): c. 1900, two stories, painted brick, round arched projecting brick above second floor windows with Queen Anne brickwork (also at cornice).
- 76. Store (1922½ 13th Street): c. 1900, one story, red brick, small rectangular building with gabled roof.
- 77. House (2118-20 13th Street): c. 1905, 2½ stories, red brick, stone sills and lintels, oculus and bay windows, pediments, hipped roof with decorative brackets in eaves, duplex with each unit a mirror immage of the other.
- 78. House Restaurant (2129 13th Street): c. 1900, 2½ stories, red brick, hipped roof with decorative brackets in eaves, bay window, pediments, porch with columns, stone sills.
- 79. House (2133 13th Street): c. 1907, 2½ stories, duplex, red brick, white wood trim, porch, bay and dormer windows, hipped roof, stone sills, horizontal diamond panes in windows, connected by rounded archway to 1240 Pine.
- 80. Store (1932 14th Street): c. 1900, two stories, painted brick, cast-iron lintels, cornice with dentils.
- 81. Store (2024-26 14th Street): c. 1890, two stories, painted brick, segmental arched, double-hung windows, Queen Anne brickwork at cornice.
- 82. Boulder Theatre (2028-34 14th Street): 1936, architect-Robert Boller, two stories, brick structure, Art Deco style, front facade decorated with glass, stucco & terra cotta in elaborate colors, shape influenced by the lines of the courthouse.
- 83. Store Living Interiors (2015 15th Street): c. , two stories, red brick, segmental arched windows, cast iron cornice, Queen Anne brickwork.
- 84. House (2025 16th Street): c. 1890, 1½ stories, red brick, semi-circular arched window with stone lintel, hipped tin roof with cast-iron balustrade, decorative shingles in gable, decorative brickwork, and segmental arched windows. Porch has been enclosed.
- 85. House (2031 16th Street): c. 1890, same as #84 with stone porch added.
- 86. House (2037 16th Street): c. 1890, same as #84 with wooden porch added.
- 87. House (2043 16th Street): c. 1895, same as #84.

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM



Downtown Boulder

CONTINUATION SHEET Historic DistrictITEM NUMBER 7 PAGE 9

88. House (1240 Pine): c. 1903, 2½ stories, duplex, red brick, white wood trim, porch bay and dormer windows, hipped roof, stone sills, horizontal diamond panes in windows, each unit is a mirror image of the other.

Altered Buildings Contributing to the Character of the District:

- 89. J. J. McCabes (945-47 Walnut): c. 1900, one and two stories, stuccoed brick, gabled roof, stone lintels.
- 90. Store (949 Walnut): c. 1900, two stories, red brick, paired round arched windows, round arched display windows and entrance. Reconstructed facade.
- 91. Store (1007-11 Walnut): c. 1900, one story, stuccoed brick.
- 92. Movie Theatre (1109 Walnut): c. 1920, one story, modern movie facade.
- 93. Store (1123 Walnut): c. 1906, two stories, brick, display windows, aluminum facade.
- 94. Store (938-40 Pearl): c. 1900, one story, tan and red brick facade with no ornamentation.
- 95. Store (944 Pearl): c. 1900, one story, stuccoed brick.
- 96. Store (1102-06 Pearl): pre-1883, one story, brick structure stuccoed and painted, substantially remodeled.
- 97. Store (1116-18 Pearl): pre-1883, two stories, originally a frame structure, facade remodeled, red brick, blue glass.
- 98. Store New Age Foods (1120-22 Pearl): c. 1905, $1\frac{1}{2}$ stories, brick, contemporary metal facade.
- 99. Store (1124-26 Pearl): c. 1895, one story, stone structure, remodeled facade with clapboard.
- 100. Store (1214 Pearl): pre-1883, two stories, remodeled facade, natural wood and aluminum.
- 101. Store (1308 Pearl): c. 1886, one story, remodeled facade, clapboard, semicircular arched windows.
- 102. Store (1312-14 Pearl): pre-1883, one story, remodeled facade, brick structure.

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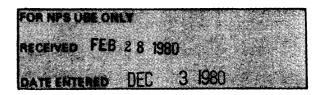
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CONTINUATION SHEET Downtown Boulder
Historic District TEM NUMBER 7 PAGE 10

- 103. Cowie-Moorhead Building (1334 Pearl): c. 1895, two stories, original elaborate facade stuccoed over, rectangular windows, eight small round arched windows on second floor uncovered in 1977.
- 104. Store (1412 Pearl): pre-1883, two stories, tan brick, remodeled.
- 105. Store (1416 Pearl): pre-1883, two stories, tan brick, remodeled facade, cornice with dentils.
- 106. Store (1430 Pearl): pre-1883, two stories, tan brick facade, brown brick decoration, remodeled.
- 107. Store (1434 Pearl): pre-1883, one story, remodeled facade, cast-iron pillars still visible.
- 108. Store (1532-36 Pearl): c. 1900, two stories, red brick, modern facade.
- 109. Carpenter Brotherhood of America (923 Pearl): c. 1906, one story, red brick, remodeled facade sandstone and metal.
- 110. Store Allen's (1015 Pearl): c. 1900, one story, red brick, remodeled.
- 111. Store (1125 Pearl): pre-1883, two stories, brick structure, remodeled with projection into the mall (1978).
- 112. Store (1129 Pearl): pre-1883, two stories, remodeled facade, red brick with semi-circular brick arch at roofline.
- 113. Store Boulder Bookstore (1133 Pearl): c. 1900, two stories, remodeled, red brick, concrete trim, simple cornice, rectangular windows.
- 114. Store Crowder's (1211-17 Pearl): c. 1883, two stories, the west part of the building was originally a part of Potter's next door; an aluminum front covers the facade of this building.
- 115. Brooks-Fauber (1235 Pearl): pre-1883, two stories, brick, remodeled, many original details removed, new details in different proportion to old, painted brick, windows shuttered, pediment and awnings.
- 116. Store (1237 Pearl): pre-1883, two stories, brick structure, remodeled facade.
- 117. Holstein-Brookfield Block National State Bank (1243-47 Pearl): 1881, two stories, remodeled c. 1900; aluminum facade replaces historic facade.

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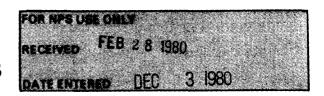
CONTINUATION SHEET Downtown Boulder ITEM NUMBER 7 PAGE 11

- 118. Drexell-Barrell (1425 Pearl): pre-1883, two stories, remodeled, rust colored brick facade with recessed entrance. No windows on south facade.
- 119. Midwest Business College (1441-47 Pearl): pre-1883, two stories, brick, new facade under construction.
- 120. Lashley-Persons (2027-35 Broadway): c. 1900, two stories, brick, modern facade, south facade still shows brick detailing of original structure.
- 121. Store (2041-43 Broadway): c. 1900, two stories, painted brick, stone sills and lintels, stringcoursing, cornice removed.
- 122. Double Eagle (2018 Broadway): c. 1900, one story, brick, altered facade.
- 123. Store (2040 Broadway): c. 1900, two stories, red brick, facade altered with stucco and brick arches.
- 124. Store (2017-37 13th Street): c. 1900-18, one story, red brick, aluminum facade.
- 125. Store (1928 14th Street): c. 1900, two stories, red brick, metal facade with brown shingles.

Modern Buildings Compatible with the Character of the District:

- 126. University Building (1305 Walnut): 1946, two stories, tan brick, stucco, black metal framed windows, flat roof.
- 127. Store Bagel Bakery (950 Pearl): post-1931, one story, concrete block building, rehabilitated 1978.
- 128. Store (1024 Pearl): 1960, one story, red brick.
- 129. Daily Camera (1048 Pearl): 1960, two stories, red brick, flat roof.
- 130. National State Bank (1242 Pearl): 1977, new addition, two stories, modern design with large windows and concrete conglomerate.
- 131. Store (1344 Pearl): 1948, one story, stucco facade.
- 132. Store (1346 Pearl): 1948, one story, stucco facade.
- 133. Store (1531 Pearl): 1973, one story, grey brick.
- 134. Store (1126-30 Spruce): c. 1954, two stories, red brick, large windows.

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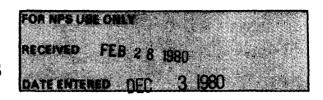
Downtown Boulder CONTINUATION SHEET Historic DistrictITEM NUMBER 7 PAGE 12

- 135. Store (1250 Spruce): c. 1960, one story, frame.
- 136. House (1432-34 Spruce): c. 1950, double house, one story, red brick, two porches, low roof, ranch style.
- 137. House (1113 Spruce): 1938, one story, stone, entrance with columned portico.
- 138. Everett-Zeigel and Gage Davis (1215 Spruce): c. 1935, one story, brown and painted brick, arched entrance, three story addition at rear.
- 139. Store (1217-21 Spruce): c. 1922, one story, red brick, pilasters.
- 140. Business (1227 Spruce): 1955, two stories, tan brick and concrete structure.
- 141. Blue Mountain Arts (1319 Spruce): 1935, two stories, tan brick, molded concrete above entrance.
- 142. Store (1901 Broadway): c. 1935, one story, red brick, remodeled 1978.
- 143. University Building (1906 13th Street): see #127.
- 144. New Orleans Building (2010 14th Street): 1971, two stories, red brick, pseudo-New Orleans style, balcony, cast-iron ornamentation.
- 145. American Title Company (2040 14th Street): 1966, two stories, sandstone.
- 146. Fairchild's Furniture (1965 15th Street): c. 1965, one story, red brick.

Intrusions Detracting From the Integrity of the District:

- 147. Conoco Gas Station (1401 Walnut): 1950, typical gas station.
- 148. Homestead Building (1302 Pearl): 1968, two stories, white modern structure, conglomerate.
- 149. Garage (1505 Pearl): c. 1971, one story, grey brick, parking area in front.
- 150. Court Square Building (1301 Spruce): 1969, two stories, brown concrete block, balcony, unusual roof.
- 151. Worthington & Associates (1309 Spruce): 1955, two stories, brown concrete block, setback different.
- 152. Transamerica Title Company (1317 Spruce): 1940, two stories, aluminum, glass, colored stone facade, remodeled 1960.

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM



Downtown Boulder CONTINUATION SHEET Historic District | TEM NUMBER 7 PAGE 13

- 153. Business (1327 Spruce): c. 1965, sandstone, large setback.
- 154. Capitol Federal Savings and Loan (1913-21 Broadway): 1966, $1\frac{1}{2}$ stories, sandstone and wood.
- 155. Globe Industrial Bank (2124 Broadway): c. 1965, tan brick, two stories, parking lot on Spruce.
- 156. Colorado Building (1919 14th Street): 1958, eight stories, red brick.

Empty Lots:

- 157. 1025-27 Pear1
- 158. 1401-07 Pear1
- 159. 1431-35 Pearl
- 160. 1909 Broadway

Parking Lots:

- 161. 1013-29 Walnut
- 162. 1135 Walnut
- 163. 1201-47 Walnut
- 164. 1504-20 Pear1
- 165. 1540-50 Pearl
- 166. 1100-24 Spruce
- 167. 1125-49 Spruce
- 168. 2026-36 Broadway

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National Register of Historic Places Inventory—Nomination Form



Continuation sheet

Description

Item number

7

Page 2

BOUNDARY JUSTIFICATION, ADDENDUM

As amended, the Downtown Boulder Historic District consists of 143 properties: 116 original or altered contributing buildings, 14 more modern non-contributing structures, 3 intrusions, 4 empty lots on the site of recently demolished buildings and 6 parking lots.

The new boundaries are specifically set in the verbal boundary description and on the maps accompanying this proposal. In general, they center about Pearl Street emcompassing the area between 9th and 16th Streets and include parts of Walnut and Spruce Streets.

The boundary lines as they now exist are strongly demarcated to include only those areas which suggest the integrity of the historic commercial district. The boundary adjustment eliminated several of the more modern and intrusive elements which detracted from the integrity of the commercial district. The area north of Spruce, consisting primarily of residential and more modern commercial structures, was completely eliminated with the exception of the highly significant Boulder Landmark, the Boulderado Hotel. Parts of Walnut Street were also excluded where more modern or intrusive elements existed. The two-block area south of Broadway on Walnut Street consists primarily of one and two story brick buildings built within the period of the downtown district's evolution and clearly contribute to the integrity of the district in terms of height, scale, materials, character, and architecture.

PERIOD	AR	REAS OF SIGNIFICANCE CH		
_PREHISTORIC	ARCHEOLOGY-PREHISTORIC	COMMUNITY PLANNING	LANDSCAPE ARCHITECTURE	RELIGION
_1400-1499	ARCHEOLOGY-HISTORIC	CONSERVATION	LAW	SCIENCE
_1500-1599	X_AGRICULTURE	ECONOMICS	LITERATURE	SCULPTURE
_1600-1699	X_ARCHITECTURE	EDUCATION	MILITARY	SOCIAL/HUMANITARIAN
_1700-1799	ART	ENGINEERING	MUSIC	THEATER
X1800-1899	X_COMMERCE	X EXPLORATION/SETTLEMENT	PHILOSOPHY	TRANSPORTATION
<u>X</u> 1900-	COMMUNICATIONS	INDUSTRY	POLITICS/GOVERNMENT	OTHER (SPECIFY)
		INVENTION		
SPECIFIC DAT	ES 1858 - present	BUILDER/ARCH	HITECT many	

STATEMENT OF SIGNIFICANCE

The Downtown Boulder Historic District is significant because of its association with the evolution and development of business and commerce in the city which has long served as the economic center of the Boulder Valley and surrounding communities. The district is also significant for its architectural features which manifest the salient characteristics of late nineteenth/early twentieth century commercial design.

Boulder came into existence in the late 1850s primarily as a supply center for the mining communities that rose in the mountains to the west in the course of the Pike's Peak Gold Rush. It was in October 1858 that the first settlers, goldseekers all, camped at Red Rocks just west of the present city. A few months later, one of these argonauts, A. A. Brookfield, helped organize and became the first president of the Boulder City Town Company, which sold lots on the site of the present community. By the end of the year about seventy cabins had been built along Pearl Street, now in the heart of the downtown commercial area. These structures served both commercial and residential purposes, but as time passed, all these buildings were razed or moved to make way for the construction of more substantial commercial buildings, many of which now contribute to the historic district.

The evolution of the commercial area reflects the changing economic basis of the community. Through the early years mining played an important role as Boulder served as a supply and staging center for development in the foothills and mountains to the west. Hardware and mining supply stores, transportation facilities, rooming and boarding houses, banks, gambling and drinking establishments all drew much of their prosperity from the industry even though the mines in the county never enjoyed the high levels of production enjoyed by mines in other areas. Later, as mining declined, agricultural development on the high plains to the east prompted the construction of grain mills in the city. Yet, it was the founding in 1876 and continued growth of the University of Colorado that contributed much to the steady development of the commercial area. As the University lay only about a half mile south of downtown, its expansion promoted the conversion of many meat, grocery, hardware, and drygoods stores into clothing, shoe, and other shops that served students and faculty. In recent times, however, the location of several government agencies, new small industry, and a plant of the giant International Business Machines Corpgration spurred the rise of other major business outlets which drew business away from the downtown area. Responding to this change in hope of preserving a viable downtown area, in 1976--1977 the city converted Pearl Street from 11th to 15th streets into the Boulder Mall. At least in the short run this has tended to revitalize the old commercial district, but has also prompted the conversion of many older buildings into specialty shops, restaurants, and entertainment emporiums.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

UTM NOT VERIFIED

10 GEOGRAPHICAL DATA	APDEAPT NOT VEDICIED
ACREAGE OF NOMINATED PROPERTY 48	_AGREAGE NOT VERNILD
QUADRANGLE NAME Boulder	QUADRANGLE SCALE 1:24000
OTM REFERENCES A 1, 3 4 7, 6 5, 5, 0 4, 4 2, 9 9, 0, 0 ZONE EASTING NORTHING C 1, 3 4 7, 5 9, 0, 0 4, 4 2, 9 3, 7, 0	B1 3 4 7 6 6 3 0 4 4 2 9 5 7 10 ZONE EASTING NORTHING D1 3 4 7 5 8 11 5 4 4 2 9 7 10
EL LILLI LILI	FL. L. L
GL L L L L L L L L L L L L L L L L L L	H
VERBAL BOUNDARY DESCRIPTION	
See the maps that accompany the nomin	nation.
LIST ALL STATES AND COUNTIES FOR PROPE	RTIES OVERLAPPING STATE OR COUNTY BOUNDARIES
STATE CODE	COUNTY
STATE CODE	COUNTY CODE
11 FORM PREPARED BY NAME/TITLE Susan B. Baldwin / Research Assistant	
ORGANIZATION	DATE
Historic Boulder	December 1978
STREET & NUMBER	TELEPHONE (202) /// F102
1733 Canyon CITY OR TOWN	(303) 444-5192 STATE
Boulder	Colorado
12 STATE HISTORIC PRESERVATIO	ON OFFICER CERTIFICATION
	OF THIS PROPERTY WITHIN THE STATE IS:
NATIONAL STA	ATE LOCAL V
hereby nominate this property for inclusion in the National criteria and procedures set forth by the National Park Service	
STATE HISTORIC PRESERVATION OFFICER SIGNATURE	nun Command Feb. 21. 198
TITLE	DATE
FOR NPS USE ONLY I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDE	D IN THE NATIONAL REGISTER
Buen ha Donal	DATE 12/3/88
ATTEST: FMIR STONE CLE	DATE /2/3/80
CHIEF OF REGISTRATION	• '

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CONTINUATION SHEET

Downtown Boulder ITEM NUMBER

PAGE 2

Despite a century of gradual economic change, the district has largely maintained its architectural integrity and thus preserves the feeling of a late nineteenth/early twentieth century commercial area. The Queen Anne, Italianate, Romanesque, and Classical elements characteristic of the design of these times can be seen throughout. The attractive cornicework, voussoirs, narrow fenestration, and interesting corbelling are all reminiscent of a former time, and with the brick construction of so many one—three story attached buildings, they offer a rhythm and scale that carries one back into times past.

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Downtown Boulder

CONTINUATION SHEET Historic District ITEM NUMBER 9 PAGE 1

Boulder City and County Business Directories, 1892 - present.

Boulder County Tax Assessor's Office.

Newspaper files and microfilm:

Boulder County News
Boulder County Herald
Boulder Daily Camera

Paddock Photographic Collection.

Repplier, F. O. As A Town Grows. School District #3 Boulder County, 1959.

Sanborn Insurance Maps, 1883-1931.

Schoolland, J. B. Boulder Then and Now. Boulder: Johnson Publishing Co., 1967.

United States Department of the Interior Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form



Continuation sheet

Geographical Data

Item number

10

Page 2

Boundary Description:

Beginning at the alley on the east side of 9th Street between Pearl and Spruce Streets, running east along the south side of the alley to 10th Street, then north along the east side of 10th Street to the intersection of 10th Street and Spruce, then east along the south side of Spruce Street to the southwest corner of building 73 (2115 13th Street) to include the property lines of the Boulderado Hotel, then continuing east along the south side of Spruce Street to the intersection of Spruce and 16th Streets, then south to the alley on the west side of 16th between Pearl and Walnut Streets, then west along the north side of the alley to the northeast corner of building 5 (15th & Walnut Sts.) to include the property lines of the Post Office building, then continuing along the north side of the alley to the corner of building 76 to include the property lines of buildings 74, 75 and 76 (1916-20 13th Street, 1922 13th Street, 1922 13th Street), then continuing west along the north side of the alley to Broadway, then south to the intersection of Broadway and Walnut Streets, then west along the north side of Walnut to the southwest corner of building 89 (945-47 Walnut), then north to the alley between 9th and 11th Streets and between Pearl and Walnut Streets, running along the north side of the alley to 9th Street, then north along the east side of 9th Street to the place of beginning.

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	Downtown	Boulder				
CONTINUATION SHEET	Historic	District	ITEM NUMBER	4	PAGE	1

ببنيست		
1.	959 Walnut	Nine-Fifty-Nine Company Post Office Box 2077 Boulder, Colorado 80306
2.	1031 Walnut	Helen F. Walters 1800 Folsom Boulder, Colorado 80302
3.	1033-35 Walnut	Hank Roberts Inc. 1033 Walnut Boulder, Colorado 80302
4.	1101-03 Walnut	Clyde G. Canino 2011 South Bannock Street Denver, Colorado 80223
5.	15th & Walnut	U. S. Government Post Office 15th & Walnut Boulder, Colorado 80302
6.	926 Pearl Street	Boulder Chapter American Red Cross 926 Pearl Boulder, Colorado 80302
7.	928 Pearl	Raymond B. Johnson, Trustee Ada M. Johnson, Trustee 1700 Sunset Boulevard Boulder, Colorado 80302
8.	929½ Pearl	Robert T. Shonkwiler 2011 Tenth Street Boulder, Colorado 80302
9.	934 Pearl	Armory c/o Wise-McIntire Post Office Box 2387 Boulder, Colorado 80306
10.	1108-14 Pearl	Gerald & Judy Scofield 4953 Clubhouse Court Boulder, Colorado 80301

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CONTINUATION SHEET	Downtown Boulder Historic District
11. 1136 Pearl	Boulder City Building Investments c/o Wise-McIntire Post Office Box 2387 Boulder, Colorado 80306
12. 1144 Pearl	Key Investments Post Office Box 2387 Boulder, Colorado 80306
13. 1206 Pearl	Broadway Building c/o D. K. Schwartz Post Office Box 1483 Boulder, Colorado 80306
14. 1218 Pearl	William & Carole F. Cassio 1218 Pearl Boulder, Colorado 80302
15. 1226 Pearl	National State Bank 1242 Pearl Boulder, Colorado 80302
16. 1242 Pearl	National State Bank Katherine Wolverton Snider Nanette S. Timbel, Trustee 1242 Pearl Street Boulder, Colorado 80302
17. 1316-20 Pearl	J. B. & Emma Cartwright Post Office Box 492 Boulder, Colorado 80306
18. 1326 Pearl	Consuelo D. Easton 2325 Forest Avenue Boulder, Colorado 80302
	Adria E. Colver 425 South Phelan Way Holyoke, Colorado 80734
19. 1328-30 Pearl	Consuelo D. Easton 2325 Forest Avenue Boulder, Colorado 80302 (cont.)

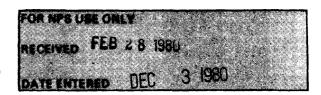
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DATE ENTERED [IFC 3.1980]

PAGE 3

TOTAL MISCOILE DISCITED	,
(cont.)	Adria E. Colver 425 Forest Avenue Boulder, Colorado 80302
20. 1406 Pear1	Norma A. Gentry Gloria M. Parker c/o Guy M. Tanner Spruce Realty 1233 Spruce Boulder, Colorado 80302
21. 1408 Pearl	Fisher W. Culberson 1450 Balsam Boulder, Colorado 80302
22. 1420 Pearl	Roger Perschbacher 1420 Pearl Boulder, Colorado 80302
23. 1426 Pear1	Duane Burnett & Burton Block 1900 Folsom, Suite 212 Boulder, Colorado 80302
24. 1500 Pearl	Mountain States Telephone Company 930 15th Street Boulder, Colorado 80302
25. 1522 Pear1	Mountain States Telephone Company 930 15th Street Boulder, Colorado 80302
26. 927 Pear1	Robert T. Shonkwiler 2011 Tenth Street Boulder, Colorado 80302
27. 935 Pear1	Robert T. Shonkwiler 2011 Tenth Street Boulder, Colorado 80302
28. 941 Pear1	Robert T. Shonkwiler 2011 Tenth Street Boulder, Colorado 80302

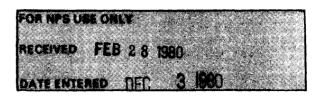
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Downtown Boulder

CONTIN	NUATION SHEET	Historic	DistrictITE	M NUMBER	4	PAGE	4
29. 1	001-13 Pear1			Centro Pa 1112 Pear Boulder,	·1	_	302
30. 1	029 Pearl			Robert Wh Frank Day 608 Pearl Boulder,		lo 803	02
31. 1	039 Pear1			James Tye 1900 Mari Boulder,	.posa	lo 80	302
32. 1	043-45 Pear1			Gerald & 1043 Pear Boulder,	1	•	302
				Thomas El 1045 Pear Boulder,	1	lo 80:	302
33. 1	101-11 Pearl			Richard A Post Offi Boulder,	ce Box	2077	306
34. 1	ll5 Pearl			Richard A Post Offi Boulder,	се Вох	2077	306
35. 1	117-23 Pearl			Richard A Post Offi Boulder,	се Вох	2077	306
36. 1	137-39 Pearl			Gary C. & 1139 Pear Boulder,	1		Blackwelder
37. 1	147 Pearl			Michael & Bernard & c/o Reine 6650 West Lakewood,	Joanne rt Buil 10th P	O'Kar ding lace	ie

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM



Downtown Boulder

Downtown Boulder CONTINUATION SHEET Historic District	ITEM NUMBER 4 PAGE 5
38. 1201-03 Pearl	Aldora, Inc. 3290 Forest Denver, Colorado 80201
39. 1207 Pearl	Robert V. Potter Gordon Rowley 1207 Pearl Boulder, Colorado 80302
40. 1219-23 Pearl	Bofirnat Company Post Office Box 59 Boulder, Colorado 80306
41. 1225 Pear1	A. J. Critz c/o Virginia A. Fledderjohn 1480 Byrd Berwyn, Pennsylvania 19312
42. 1227 Pear1	Henrietta C. Simon 4800 Hale Parkway #512 Denver, Colorado 80220
43. 1300 Pearl	County of Boulder Box 471 Boulder, Colorado 80302 Attn: Jerry Miller
44. 1409 Pearl	Frederick S. Kahn et al 1401 Pearl Boulder, Colorado 80302
45. 1417-21 Pear1	Robert Brown et al c/o Frederick Kahn 1401 Pearl Boulder, Colorado 80302
46. 1427 Pearl	Richard & Bonnie Hawthorne 1360 West 6th Avenue Broomfield, Colorado 80020
47. 1535 Pearl	Marvin & Genevieve Crawford 3930 North Broadway Boulder, Colorado 80302

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DATE ENTERED DEC 3 1980

CONTINUATION SHEET	Downtown Boulder Historic District ^{ITE}	M NUMBER 4 PAGE 6
48. 1537 Pearl		Diploma City 586 Mohawk Boulder, Colorado 80303
49. 1543 Pearl		I.O.O.F. No. 9 c/o E. L. Ward 410 South Autrey Lafayette, Colorado 80026
50. 1002 Spruce		R. Q. & Helen Whaley 3635 Aspen Court Boulder, Colorado 80302
51. 1012-14 Spruce		Oscar & Ethel W. Meyers Salina Star Route Boulder, Colorado 80302
52. 1018 Spruce		Ada Jones 924 Portland Boulder, Colorado 80302
53. 1026 Spruce		John O. Coleman 1026 Spruce Boulder, Colorado 80302
54. 1034 Spruce		Ann Chandler 1885 Kohler Drive Boulder, Colorado 80303
55. 1042-48 Spruce		John A. Beall, et al Post Office Box 2113 Boulder, Colorado 80306
56. 1136-38 Spruce		Willard Building c/o Wise-McIntire Post Office Box 2387 Boulder, Colorado 80306
57. 1518 Spruce		City of Boulder Day Nursery Municipal Building Boulder, Colorado 80302

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Downtown Boulder

CON	TINUATION SHEET Historic District	ITEM NUMBER 4 PAGE 7
58.	1526 Spruce	Glenn A. & Jo C. Vigil R. C. & D. L. Farentinos 1840 Folsom Boulder, Colorado 80302
59.	1105 Spruce	1105 Investments 1105 Spruce Street Boulder, Colorado 80302
60.	1123 Spruce	Warren & Gerda Rovetch 570 Highland Boulder, Colorado 80302
61.	1345 Spruce	Vajradhatu 1345 Spruce Boulder, Colorado 80302
62.	1401 Spruce	First United Methodist Church 1401 Spruce Boulder, Colorado 80302
63.	1443 Spruce	First United Methodist Church 1401 Spruce Boulder, Colorado 80302
64.	2011 10th Street	Robert T. Shonkwiler 2011 Tenth Street Boulder, Colorado 80302
65.	2017-19 10th Street	Robert T. Shonkwiler 2011 Tenth Street Boulder, Colorado 80302
66.	2026 10th Street	James R. & Loretta A. Shepard 3695 North 26th Street Boulder, Colorado 80302
67.	2030 10th Street	Allen Walters 1327 Spruce Boulder, Colorado 80302

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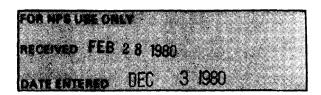
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68	1911 11th Street	Walnut 11 Dantmanahin
	1311 IIIII Street	Walnut 11 Partnership c/o John A. Thacker & Associates 2977 Peak Avenue Boulder, Colorado 80301
69.	2015-25 Broadway	Michael & Marian Reardon Bernard & Joanne O'Kane c/o Reinert Building 6650 West 10th Place Lakewood, Colorado 80214
70.	2045-53 Broadway	Willard Building c/o Wise-McIntire Post Office Box 2387 Boulder, Colorado 80306
71.	2050 Broadway	J. B. Telleen Oliver I. Taylor J. Barry Telleen 4925 Twin Lakes Way Boulder, Colorado 80301
72.	2049 13th Street	County of Boulder Courthouse Annex Post Office Box 471 Boulder, Colorado 80306 Attn: Jerry Miller
73.	2115 13th Street	Boulderado Landmark LTD Post Office Box 319 Boulder, Colorado 80306
74.	1916-20 13th Street	The James Partnership 1920 13th Street Boulder, Colorado 80302
75.	1922 13th Street	The James Partnership 1920 13th Street Boulder, Colorado 80302
76.	1922½ 13th Street	The James Partnership 1920 13th Street Boulder, Colorado 80302

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM



CON	Downtown Boulder Historic District	TEM NUMBER 4 PAGE 9
77.	2118-20 13th Street	George & Etta Jo Vranesh 2205 Emerald Road Boulder, Colorado 80302
78.	2129 13th Street	Geoffrey W. Simpson Associates 1906 13th Street, Suite 203 Boulder, Colorado 80302
79.	2133 13th Street	Geoffrey W. Simpson Associates 1906 13th Street, Suite 203 Boulder, Colorado 80302
80.	1932 14th Street	Eugene & Geraldine Thomas 1932 14th Street Boulder, Colorado 80302
81.	2024-26 14th Street	Mann Theatres Corporation Post Office Box 60909 Los Angeles, California 90060
82.	2028-34 14th Street	Mann Theatres Corporation Post Office Box 60909 Los Angeles, California 90060
83.	2015 15th Street	Edward Gruidel, et al 1117 Pearl Street Boulder, Colorado 80302
84.	2025 16th Street	Alice M. Wilson Browning 2480 Panorama Avenue Boulder, Colorado 80302
85.	2031 16th Street	William A. & Salome Kite, Jr. 2031 16th Street Boulder, Colorado 80302
86.	2037 16th Street	Dale C. Whittaker 345 Eagle Court Longmont, Colorado 80501
87.	2043 16th Street	Louise Bader

2043 16th Street

Boulder, Colorado 80302

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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Downtown	Boulder			
CONTINUATION SHEET Historic	District	ITEM NUMBER	4	PAGE 10

CON	TINUATION SHEET Historic District	ITEM NUMBER 4 PAGE 10
88.	1240 Pine	Geoffrey W. Simpson Associates 1906 13th Street, Suite 203 Boulder, Colorado 80302
89.	945-47 Walnut	Frank B. Day, et al 6570 Old Stage Road Boulder, Colorado 80302
90.	949 Walnut	Thomas & Betty Eldridge 1966 13th Street Boulder, Colorado 80302
91.	1007-11 Walnut	M. W. Reynolds & Company 1410 East Cornell Avenue Englewood, Colorado 80110
92.	1109 Walnut	J. C. & Grace Ardourel 1725 Sunset Boulevard Boulder, Colorado 80302
93.	1123 Walnut	City Plumbing & Heating c/o Ben Bernzen 4695 Baseline Road Boulder, Colorado 80303
94.	938-40 Pear1	Guy Morris c/o Tom Kahn Walnut Realty 1911 11th Street, #204 Boulder, Colorado 80302
95.	944 Pear1	Frank B. Day Robert H. White 608 Pearl Boulder, Colorado 80302
96.	1102-06 Pearl	Frank B. Day 6570 Old Stage Road Boulder, Colorado 80302
97.	1116-18 Pear1	Gerald & Judy Scofield 4953 Clubhouse Court Boulder, Colorado 80301

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DATE ENTENED DEC 3 1980

CON	TINUATION SHEET	Downtown Boulder Historic District	TITEM NUMBER 4 PAGE 11
98.	1120-22 Pear1		Rudolph & Hanna Kroeger 7075 Valmont Road Boulder, Colorado 80302
99.	1124-26 Pear1		Donald & Viola Nolan 3785 Longwood Avenue Boulder, Colorado 80303
100.	1214 Pear1		Milton & Caroline Bergheim 2227 Canyon Boulevard, #251 Boulder, Colorado 80302
101.	1308 Pearl		Frederick W. Shelton 3811 Silver Plume Creek Boulder, Colorado 80303
102.	1312-14 Pear1		James A. Diez c/o Consuelo Easton 2325 Forest Avenue Boulder, Colorado 80302
103.	1334 Pearl		Stephen P. & Susan Schutz c/o Blue Mountain Arts; 1319 Spruce Street Boulder, Colorado 80302
104.	1412 Pear1		To Yau San Pun & Pun May Fong 217 North Kings Highway Cape Giradeau, Missouri 63701
105.	1416 Pear1		To Yau San Pun & Pun May Fong 217 North Kings Highway Cape Giradeau, Missouri 63701
106.	1430 Pear1		Larry J. Taylor 5858 Woodbourne Hollow Boulder, Colorado 80302
107.	1434 Pear1		First Church of Christ Scientist 1434 Pearl Boulder, Colorado 80302
108.	1532-36 Pearl		Mountain States Telephone Company 930 15th Street Boulder, Colorado 80302

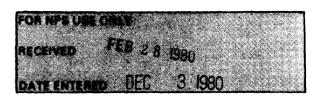
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DATE ENTENED DEC 3 1980

CONTINUATION SHEET	Historic	ITEM NUMBER	4	PAGE	12

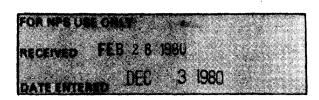
109.	923 Pearl	Carpenter Brotherhood of America 923 Pearl
		Boulder, Colorado 80302
110.	1015 Pearl	Ann R. Beck 775 16th Street Boulder, Colorado 80302
111.	1125 Pearl	Costas E. Skodras, et al 4370 Butler Circle
		Boulder, Colorado 80303
112.	1129 Pearl	Bo/Cal Investments 12840 Riverside Drive Studio City, California 91607
113.	1133 Pearl	David & Stevie Ann Bolduc 1133 Pearl
		Boulder, Colorado 80302
114.	1211-17 Pearl	A. W. & Loray B. Wittingham 1215 Pearl
		Boulder, Colorado 80302
115.	1235 Pear1	Ella S. Brooks c/o Thomas I. Rogers 1235 Pearl Boulder, Colorado 80302
116	1237 Pear1	
110.	1237 Tear1	Thomas I. Rogers 1235 Pearl Boulder, Colorado 80302
117.	1243-47 Pear1	First Savings & Loan Shares Inc. 2420 West 26th Avenue Denver, Colorado 80211
118.	1425 Pear1	Frank Drexell Mary Barrell 1425 Pearl Boulder, Colorado 80302
119.	1441-47 Pearl	Edward Gruidel, et al 1117 Pearl Boulder, Colorado 80302

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	MONION SHEET HISCOILE DISCILLE H	EM NORDEN 4 TAGE IS
120.	2027-35 Broadway	Broadway Investors Group 1877 Broadway, #406 Boulder, Colorado 80302
121.	2041-43 Broadway	Sturco, Inc. 1850 Folsom Street, #305 Boulder, Colorado 80302
122.	2018 Broadway	Aldora, Inc. 3290 Forrest Denver, Colorado 80201
123.	2040 Broadway	J. B. Telleen Oliver I. Taylor J. Barry Telleen 4925 Twin Lakes Way Boulder, Colorado 80301
124.	2017-37 13th Street	Joseph H. Poynter Alan C. Stormo 3133 Wonderland Hill Boulder, Colorado 80302
125.	1928 14th Street	Ernest C. & Frances M. Wille, Jr. Hotel Boulderado Box 319 Boulder, Colorado 80302
126.	1305 Walnut	Clayton Bell, et al 1305 Walnut Boulder, Colorado 80302
127.	950 Pearl	Frank B. Day Robert H. White 608 Pearl Boulder, Colorado 80302
128.	1024 Pear1	Boulder Publishing, Inc. Post Office Box 591 Boulder, Colorado 80306
129.	1048 Pear1	Boulder Publishing, Inc. Post Office Box 591 Boulder, Colorado 80306

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM



PAGE 14

Downtown Boulder

CONTINUATION SHEET Historic District ITEM NUMBER 4

130.	1242 Pearl	National State Bank Katherine Wolverton Snider Nanette S. Timbel, Trustee 1242 Pearl Street Boulder, Colorado 80302
131.	1344 Pear1	M. J. Pellillo 2555 Universiy Heights Boulder, Colorado 80302
132.	1346 Pearl	M. J. Pellillo 2555 University Heights Boulder, Colorado 80302
133.	1531 Pearl	John P. & Vickie L. George 1545 Pearl Boulder, Colorado 80302
134.	1126-30 Spruce	Willard Building c/o Wise-McIntire Post Office Box 2387 Boulder, Colorado 80306
135.	1250 Spruce	J. B. Telleen Oliver I. Taylor J. Barry Telleen 4925 Twin Lakes Way Boulder, Colorado 80301
136.	1432-34 Spruce	Parco, Inc. Post Office Box 1090 Boulder, Colorado 80306
137.	1113 Spruce	William & Rita Corn Post Office Box 4614 Boulder, Colorado 80306
138.	1215 Spruce	1209 Partnership 1215 Spruce Boulder, Colorado 80302
139.	1217-21 Spruce	John & Lois Graves 1818 Walnut Boulder, Colorado 80302

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Do	wntown	Boulder			
CONTINUATION SHEET Hi	storic	District	ITEM NUMBER	4	PAGE 15

	HISCOILE DISCILLE	4 15
140.	1227 Spruce	Town Building Company c/o James Burger Post Office Box 53 Boulder, Colorado 80306
141.	1319 Spruce	Stephen A. & Susan P. Schutz 1319 Spruce Boulder, Colorado 80302
142.	1901 Broadway	Phillip & Doris Daniels, Trustees 717 Cherry Street Denver, Colorado 80222
143.	1906 13th Street	The Cadot Company 1935 Table Mesa Drive Boulder, Colorado 80303
144.	2010 14th Street	Gregory E. Martin et al Mall East Company 2017 13th Street Boulder, Colorado 80302
145.	2040 14th Street	James G. Martin 1345 Mariposa Boulder, Colorado 80302
146.	1965 15th Street	William A. Fairchild et al Post Office Box 858 Boulder, Colorado 80306
147.	1401 Walnut	Jamison Oil Company, Inc. 4577 Tanglewood Trail Boulder, Colorado 80301
148.	1302 Pear1	David S. Meyer III Post Office Box 1345 Boulder, Colorado 80306
149.	1505 Pearl	Reed Company c/o W. K. Reed 6700 East Thomas Road Scottsdale, Arizona 85251

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Downtown Boulder

CONTINUATION SHEET Historic Distric	
150. 1301 Spruce	Al-Salem Faisal 1301 Spruce Boulder, Colorado 80302
151. 1309 Spruce	M. W. & Bernice Blacker 350 Hemlock Way Broomfield, Colorado 80020
152. 1317 Spruce	Hickman Company 66 Grove Lane Novato, California 94947
153. 1327 Spruce	Robert T. Shonkwiler 2011 Tenth Street Boulder, Colorado 80302
154. 1913-21 Broadway	Capitol Federal Savings and Loan Association 1913 Broadway Boulder, Colorado 80302
155. 2124 Broadway	Wave P. Stoffle 986 Arapahoe Boulder, Colorado 80302
156. 1919 14th Street	Colorado Building Group 1919 14th Street, Suite 712 Boulder, Colorado 80302
157. 1025-27 Pearl	Robert White Frank Day 608 Pearl Boulder, Colorado 80302
158. 1401-07 Pearl	Frederick S. Kahn et al 1401 Pearl Boulder, Colorado 80302
159. 1431-35 Pearl	Fourth of December Partnership c/o Dietz & Davis 1966 13th Street, Suite 255 Boulder, Colorado 80302

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Downtown Boulder CONTINUATION SHEET Historic Distriction	TEM NUMBER 4 PAGE 17
160. 1909 Broadway	J. Paul Heffron C. Gary Klein Post Office Box 1345 Boulder, Colorado 80306
161. 1013-29 Walnut (Parking Lot)	Boulder Publishing Company Post Office Box 591 Boulder, Colorado 80306
162. 1135 Walnut (Parking Lot)	Capitol Federal Savings & Loan Association 1913 Broadway Boulder, Colorado 80302
163. 1201-47 Walnut (Parking Lot)	National State Bank 1242 Pearl Boulder, Colorado 80302
164. 1504-20 Pearl (Parking Lot)	Mountain States Telephone Company 930 15th Street Boulder, Colorado 80302
165. 1540-50 Pearl (Parking Lot)	Mountain States Telephone Company 930 15th Street Boulder, Colorado 80302
166. 1100-24 Spruce (Parking Lot)	City of Boulder Municipal Building Boulder, Colorado 80302
167. 1125-49 Spruce (Parking Lot)	City of Boulder Municipal Building Boulder, Colorado 80302
168. 2026-36 Broadway	Leonard D. Tripp et al 4925 Twin Lakes Way Boulder, Colorado 80301